



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #5305, Calgary T3N 0P5

MLS® #: **A2186308**

Area: **Skyview Ranch**

Listing Date: **01/08/25**

List Price: **\$349,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **824**
Low Sqft:
Ttl Sqft: **824**

DOM

14
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt**

Heating: **Central**

Sewer:

Ext Feat: **Balcony,Lighting,Playground**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Cork

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator

Int Feat:

Closet Organizers,Elevator

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`0" x 9`11"	Bedroom	Main	14`0" x 9`6"
Kitchen With Eating Area	Main	14`8" x 10`2"	Office	Main	5`0" x 4`0"
4pc Ensuite bath	Main	8`3" x 4`11"	Entrance	Main	9`10" x 4`1"
4pc Bathroom	Main	8`3" x 4`11"	Living Room	Main	12`6" x 10`6"
Laundry	Main	6`9" x 4`10"	Walk-In Closet	Main	7`4" x 4`10"
Balcony	Main	10`2" x 5`9"			

Legal/Tax/Financial

Condo Fee:
\$426

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1610013**

Remarks

Pub Rmks: **Modern 2-Bedroom, 2-Bathroom Apartment in Prime Location Welcome to your dream home! This stunning 2-bedroom, 2-bathroom apartment combines modern design with ultimate convenience. Located in a highly sought-after neighborhood, this property offers: Features: Spacious Living Area: Open-plan layout with natural light pouring in through Patio door, perfect for entertaining or relaxing. Modern Kitchen: Fully equipped U shaped Kitchen with stainless steel appliances, Pantry and ample cabinet space. Comfortable Bedrooms: Two generously sized bedrooms, each with built-in closets. The primary bedroom includes an ensuite bathroom for added privacy. Private Balcony: Enjoy your morning coffee or unwind in the evening while taking in the scenic views. Secure Building: 24/7 security, intercom system, and private underground parking. Location Highlights: Walking distance to restaurants, shops, and public transportation. Close to schools, parks, and healthcare facilities. Whether you're a young professional, a growing family, or an investor, this apartment is a perfect blend of comfort, style, and convenience.**

Inclusions: **none**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







